This Instrument Prepared By:
FRANK C. INGRAHAM, ESQ., 2100 Parkway Towers, Nashville, Tennessee 37219

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Address New Owner:	***Send Tax Bills To:***	***Map/Parcel***
LINDA HUGHES 2009 Forges Drive Nashville, Tennessee 37217	Fairbanks Capital Corp. P. O. Box 551170 Jacksonville, Florida 32255	Map 135-9 Parcel 15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A.§67-4-409(3)(D).

Linda Hughes
AFFIANT

Sworn to and subscribed before me this 24th day of October, 2002.

Connie F. Spurlin
Notary Public
My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, the ESTATE OF ELENA HUGHES MONDA, being one and the same as Elena Gladys Hughes, by LINDA HUGHES, Executrix, has this date bargained and sold, and does hereby transfer and convey unto LINDA HUGHES certain real estate in the Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 15 on the Plan of Una Manor, Section II, as of record in Book 2900, Page 95, Register's Office, Davidson County, Tennessee.

SAID Lot No. 15 fronts 95 feet on the south side of Forges Drive and Runs back 291.5 feet on the east line and 322 feet on the west line, To a dead line in the rear, which is a broken line, on which it measures 102.1 feet.

BEING the same property transferred to by Ivan Monda to Elena Gladys Hughes by Quitclaim Deed of record in 9074, Page 943, the said Elena Gladys Hughes having since died and this property being transferred pursuant to her Will of record as Instrument Scan No. 1823/334839, Office of the Probate Court Clerk, Davidson County, Tennessee.

This property is conveyed subject to all easements, covenants, liens, setback lines, conditions and encumbrances of record.

unimproved ( )
This is improved (X) property known as:

2009 Forges Drive, Nashville, Tennessee 37217

Davidson County DEEDWARR
Recvd: 10/28/02 15:56 2pgs
Fees:12.00 Taxes:0.00

20021028-0131955

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 24th day of October, 2002.

ESTATE OF ELENA HUGHES MONDA

By: Linda Hughes, Executrix
LINDA HUGHES
Executrix

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LINDA HUGHES, Executrix for the Estate of Elena Hughes Monda, with whom I am personally acquainted, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of October, 2002.

Connie J. Gordon
NOTARY PUBLIC

My Commission Expires: 5/30/04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY